148.0	0006	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,053,400 / 1,053,400
					USE VALUE: 1,053,400 / 1,053,400
					ASSESSED: 1,053,400 / 1,053,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OCONNOR SUSAN L & CHARLES R
Owner 2:	TRS/ SUSAN L OCONNOR FMLY TR
Owner 3:	
Street 1:	14 HOWARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OCONNOR SUSAN L -
Owner 2:	-
Street 1:	14 HOWARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2862 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7103.000	610,200		443,200	1,053,400
Total Card	0.163	610,200		443,200	1,053,400
Total Parcel	0.163	610,200		443,200	1,053,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.06 | /Parcel: 368.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97647
GIS Ref	
GIS Ref	
Insp Date	07/16/18

!11594!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	610,500	0	7,103.	443,200	1,053,700	1,053,700	Year End Roll	12/18/2019
2019	104	FV	448,700	0	7,103.	443,200	891,900	891,900	Year End Roll	1/3/2019
2018	104	FV	448,000	0	7,103.	392,500	840,500	840,500	Year End Roll	12/20/2017
2017	104	FV	420,900	0	7,103.	329,200	750,100	750,100	Year End Roll	1/3/2017
2016	104	FV	420,900	0	7,103.	329,200	750,100	750,100	Year End	1/4/2016
2015	104	FV	376,400	0	7,103.	284,900	661,300	661,300	Year End Roll	12/11/2014
2014	104	FV	376,400	0	7,103.	275,400	651,800	651,800	Year End Roll	12/16/2013
2013	104	FV	391,200	0	7,103.	262,100	653,300	653,300		12/13/2012

PRINT

Date	Time
12/11/20	01:44:29

LAST REV

Date	Time
12/23/19	10:25:00
danam	
11594	

USER DEFINED

Prior Id # 1:	97647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR SUSAN L	59241-186		6/6/2012	Convenience	10	No	No		
OCONNOR CHARLES	59241-181		6/6/2012	Convenience	10	No	No		
	12753-529		1/28/1975		53,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1102	Insulate	5,000	C				
7/19/2019	1103	Insulate	2,700	C				
3/26/2010	234	Manual	6,000					RETAINING WALL
1/30/2003	87	Dormers	83,000	C		G6	GR FY06	SHED DRMR & 3RD FL

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	345	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
1/13/2000	Inspected	263	PATRIOT
11/29/1999	Measured	256	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7103		Sq. Ft.	Site		0	70.	0.89	8									443,163						443,200	

Total AC/HA: 0.16306 | Total SF/SM: 7103 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,163 | Spl Credit | Total: 443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01687622
Const Adj.:	0.97757620
Adj $ / SQ:	168.993
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684028
Depreciation:	73875
Depreciated Total:	610153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

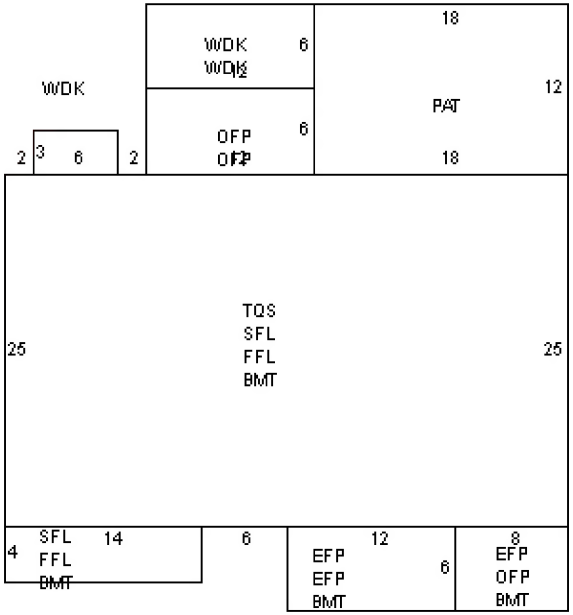
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.99
Special Features:	0	Val/Su Net:	127.13
Final Total:	610200	Val/Su SzAd	213.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	50.700	59,621
FFL	First Floor	1,056	168.990	178,456
SFL	Second Floor	1,056	168.990	178,456
TQS	3/4 Story	750	168.990	126,744
PAT	Patio	216	3.900	842
EFP	Enclos Porch	192	40.480	7,771
OFP	Open Porch	192	24.530	4,710
WDK	Deck	162	11.900	1,928
	Net Sketched Area:	4,800	Total:	558,528

Size Ad	2862	Gross Are	5050	FinArea	2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	